

## Planning and Zoning Board



### *Study Session Minutes*

Held in the Mesa City Plaza, 20 East Main Street, Room 170

Date: July 15, 2014 Time: 7:30 a.m.

#### **MEMBERS PRESENT:**

Suzanne Johnson, Vice-Chair  
Lisa Hudson  
Michael Clement  
Shelly Allen  
Michelle Dahlke  
Steve Ikeda

#### **MEMBERS ABSENT:**

Vince DiBella, Chair

#### **STAFF PRESENT:**

John Wesley  
Angelica Guevara  
Wahid Alam  
Kim Steadman  
Lisa Davis  
Tom Ellsworth  
Gordon Sheffield  
Kaelee Wilson  
Julia Kerran

#### **OTHERS PRESENT:**

Paul Dugas

Vice Chair Johnson declared a quorum present and the meeting was called to order at 7:33 a.m.

#### 1. Review items on the agenda for the July 16, 2014 Planning & Zoning hearing:

- A. Staff member Tom Ellsworth gave a brief presentation of case Z14-039. Boardmember Allen verified that the proposed hotel would not include a restaurant. Boardmember Ikeda was concerned with the noise from the Phoenix-Mesa Gateway Airport to the southeast. Boardmember Dahlke was concerned that the use to the south would generate complaints for those guests with rooms facing south.
- B. Planning Director John Wesley presented a brief overview of the history of the northwest corner of Guadalupe and Signal Buttes Roads, which included GPMInor14-010, Z14-037, GPMInor14-011 and Z14-038. Mr. Wesley stated that case Z14-038 was in front of the Board a second time for modification of the PAD to remove the requirement of a 6' wall to separate the residential and commercial properties. Mr. Wesley stated that Staff did not want a 6' wall to separate the properties, because they wanted more interaction between the commercial and residential pieces.
- C. Staff member Lisa Davis gave a short presentation on Z14-038. Ms. Davis stated that the latest site plan was received the previous afternoon, included an L-shaped entrance into the commercial development from the residential property to the north. Ms. Davis stated that the developer revised the site plan to reduce the size of PAD C in order to

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meet market demands. Ms. Davis stated due to the entrance change the commercial site had lost its Boulevard effect. Ms. Davis stated that Staff was still concerned with pedestrian access. Boardmember Allen stated that she preferred the packet site plan as opposed to the new site plan due to its pedestrian connections and meandering sidewalks. Boardmember Allen stated the packet site plan was more aesthetically pleasing. Boardmember Allen stated that she would recommend a continuance of case Z14-038, because it is an ever-changing project and that nothing has been set.

Ms. Davis stated that because of the change in site plan the Staff Report has limited relevance and that there were needed changes in the Conditions of Approval for case Z14-038. Ms. Davis stated that Conditions #6, 7 and 8, located in the Memo on page 4 in your packet need to be stricken. She stated that Staff would like to add back Conditions #5 and 6 from June 18, 2014 meeting's Staff Report. Condition #5 concerns the revision of the site plan for better vehicular and pedestrian circulation with the final approval from the Planning Director prior to the Design Review process and approval. Condition #6 concerns the vehicular and pedestrian connections to the residential project to the north and west, which shall be coordinated to ensure appropriate connections.

Mr. Wesley stated that Staff would like to amend #6 or add another Condition of Approval in order to replace the parking spaces that are immediately south of the entry from the residential neighborhood with landscaping. Mr. Wesley stated that the landscape buffer was lost when the connection was moved. Boardmember Clement verified the location that Staff requested the removal of parking spaces and to install of the landscape buffer, along with the area where the 6' wall height will be reduced.

Ms. Davis stated that she had one more suggestion for a Condition of Approval, which would be the addition of the Trellis/entrance features. Ms. Davis suggested that the Condition be written as: "The Trellis feature and entry feature landscape design as depicted in the site plan detail of the northern connection, dated July 14, 2014, shall be incorporated into the site plan" and be approved through the Design Review process.

- D. Staff Member Lisa Davis gave a presentation on case GPMinor14-010 and Z14-037. Ms. Davis stated that Staff is recommending continuance. Ms. Davis stated that Staff has prepared Conditions of Approval for the Board, if the Board wanted to recommend approval and forward the case to Mesa City Council. Boardmember Allen supported Staff's recommendation of continuance. Ms. Allen stated that case Z14-037 was very much like case Z14-038, there are too many moving parts and it is not ready to go forward. Boardmember Dahlke verified that the time constraints on this project were due to marketing issues.

Boardmember Steve Ikeda stated that developments like this without adequate lighting, in the alleys can cause safety issues. Staff member Davis stated that the applicant noted that coach lights with photo cells throughout the development will be controlled and maintained by the Homeowners Association (HOA). Boardmember Clement stated that the product layout has been tried in other areas.

Planning Director John Wesley stated that after working with Staff the developer is willing to look into moving a portion of the alley loaded homes north of the commercial

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development. Boardmember Allen stated that the high volume of alley-loaded homes, facing block walls, is the reverse of neighbor friendly. Boardmember Allen stated that she was concerned with the reduction in the side yard setbacks in the RS-6 district. Ms. Davis stated that more active open spaces or gathering areas should be incorporated into parcel 4.

E. Portable Storage Containers:

Zoning Administrator Gordon Sheffield gave a brief presentation on Portable Storage Containers (PSCs). Mr. Sheffield stated that the discussion regarding the use of PSCs in a residential zoning district for additional storage began in the Lehi community. Mr. Sheffield stated that currently the use of PSCs, on a permanent basis, is not permitted in residential areas. Mr. Sheffield stated that Staff recommends the use of PSCs in all residential zoning districts, however, options to limit PSCs use in certain districts is also an option. Vice-Chair Johnson verified that PSCs measure approximately 8' to 9' Wide and 20' to 40' Long. Boardmember Ikeda stated that placing the PSCs on smaller lots would be difficult and would receive complaints from neighbors. Boardmember Dahlke expressed her concern with placing PSCs on lots less than an acre in size.

F. General Plan Amendment Public Hearing

**GPMInor14-10 (District 6).** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+) to Medium Density Residential 4-6 (MDR 4-6) and High Density Residential 10-15 (HDR 10-15). This request will allow the development of a residential master plan subdivision. Josh Hannon, EPS Group, Inc. applicant Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

Vice-Chair Suzanne Johnson opened the Public Hearing at 8:49 AM. No discussion ensued. Ms. Johnson closed the Public Hearing at 8:50 AM.

G. Minutes – submit any corrections, additions, deletions

None.

H. Other Business

Planning Director John Wesley stated that Staff is working with the City of Mesa Economic Development Department on Industrial Zoning in the area of East Elliot and South Signal Butte Roads. Mr. Wesley stated that their proposal will be brought to the Planning and Zoning Board for recommendation to City Council.

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The meeting adjourned at 8:52 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

***NOTE: Audio recordings of the Planning & Zoning Study Sessions are available in the Planning Division Office for review.***

JK:

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